Marketplace Beaumont
For Lease

1604-1672 2nd Street
Beaumont, CA 92223

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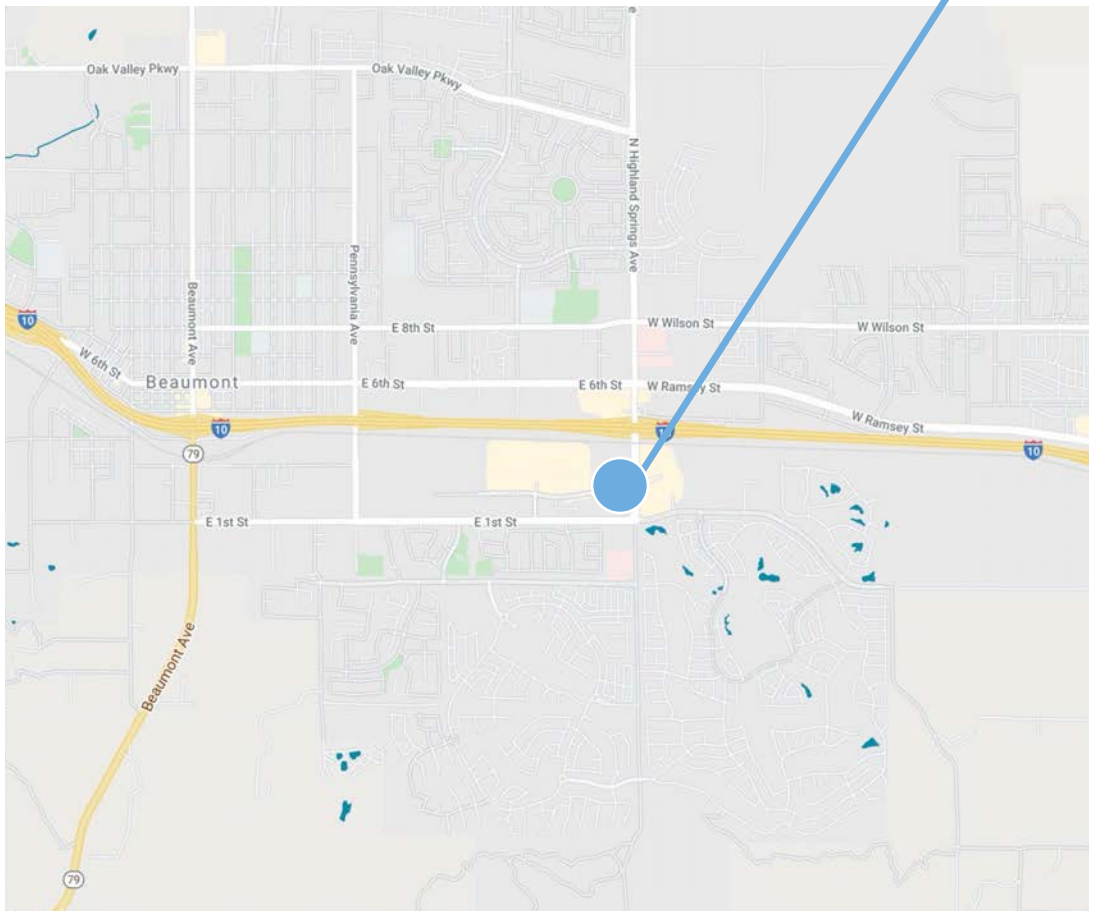

Property Highlights:

- 187,000 square foot community center anchored by Home Goods, Aldi, Best Buy, Ross Dress for Less, and Petco
- Other great supporting tenants include Panda Express, Juice it Up, Wingstop, and Supercuts
- Freeway visible from I-10 with traffic counts over 140,000 ADT on I-10
- Pylon and Monument signage available
- Located at the intersection of 2nd Street and Highland Springs Road, Beaumont's #1 retail location
- Other national retailers in close proximity include:

  Walmart, Home Depot, Five Below, Kohl's, Ulta Cosmetics, Grocery Outlet, Albertsons, Big 5, Planet Fitness, Boot Barn, Petsmart, Raising Cane's, In 'N Out, and many more

Demographics:

2025 Estimates	3 MILE	5 MILE	10 MILE
Population	56,847	89,790	181,312
AHH Income	$107,334	$110,665	$111,023

AXIOM Retail Advisors

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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Tenant	Suite	Size
Taco Bell	1604	2,750
Starbucks	1610	1,750
Petco	1634	15,000
Aldi	1638	20,390
Home Goods	1642	25,000
Ross	1646	30,187
Best Buy	1650	30,000
Bank of America	1672	5,405
Chase	1693	5,000
Pacific Dental	1620-A	3,600
Boston Pizza	1620-B-F	6,515
Martial Arts	1620-G	4,543
Royal Nails	1620-H	2,300
Physical Therapy	1620-I	1,000
Physical Therapy	1620-J	1,245
Physical Therapy	1620-K	1,652
Eyebrows	1620-L	1,246
Hear USA	1620-M	1,562
Dermatology	1620-N	1,961
Nutrishop	1620-O	1,416
Available	1620-P	1,992
Available	1620-R	3,500
Wienerschnitzel	1658-A	2,000
Yogurtland	1658-B	1,000
Gamestop	1668-A	1,300
Optometrist	1668-B-C	1,782
Supercuts	1668-D	1,012
La Casita Mexican	1668-F	3,000
Panda Express	1668-G	2,000
Available	1668-H	1,991
Nothing Bundt Cakes	1668-I	1,949
Juice it Up	1668-J	1,300
Wingstop	1668-K-L	2,568

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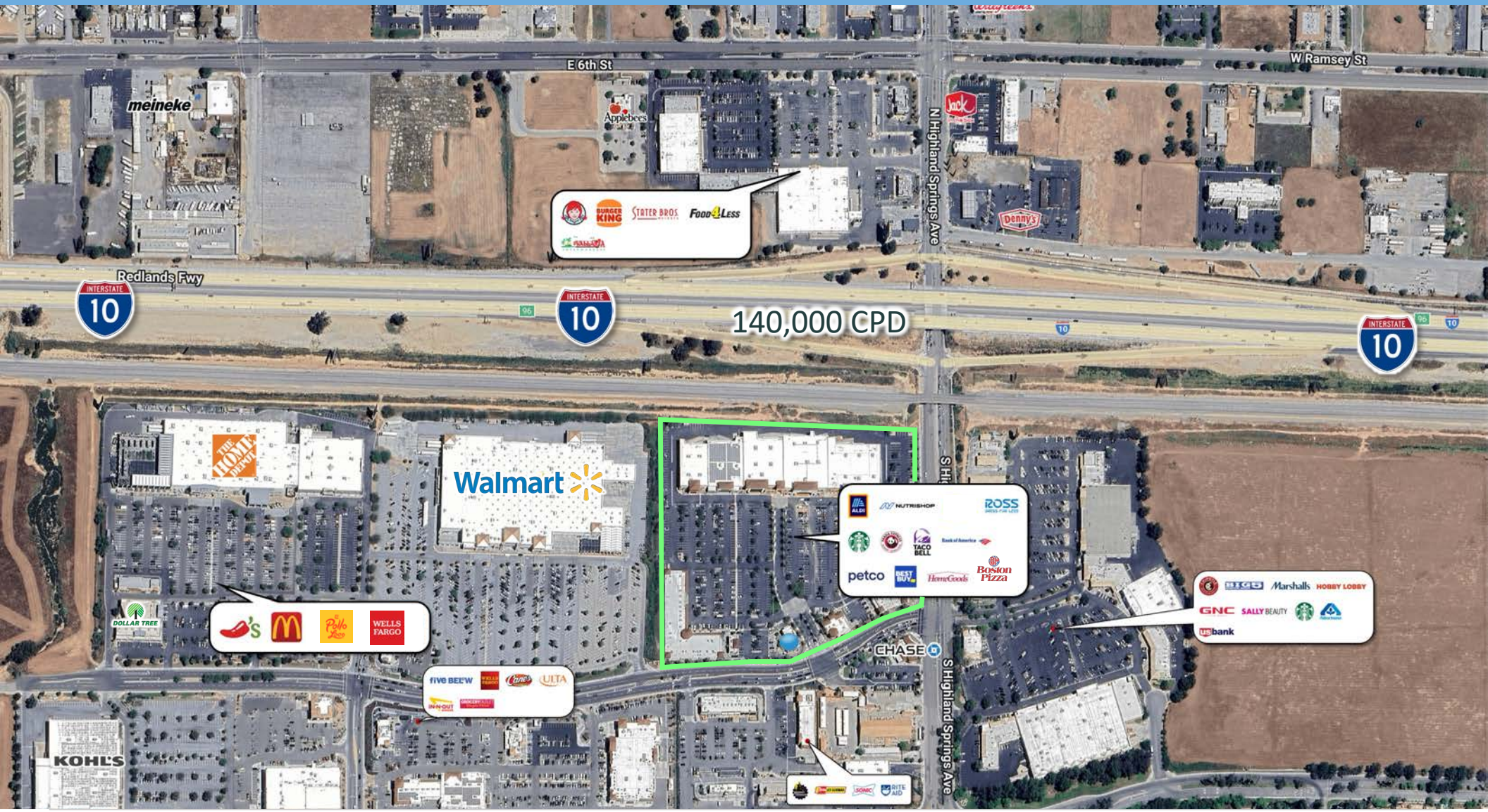

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